

Application reference: 24/2429/HOT WHITTON WARD

Date application received	Date made valid	Target report date	8 Week date
26.09.2024	03.10.2024	28.11.2024	28.11.2024

Site:

23 Mayfair Avenue, Twickenham, TW2 7JG,

Proposal:

Single Storey Rear Extension with rooflight.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Ben Coleman
23 Mayfair Avenue
Twickenham
Richmond Upon Thames
TW2 7JG

AGENT NAME

Mrs Priya Shah
320 High Street
Harlington
Hayes
UB3 5DU
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Transport

Expiry Date

20 November 2024

Neighbours:

25 Mayfair Avenue, Twickenham, TW2 7JG, - 04.10.2024

21 Mayfair Avenue, Twickenham, TW2 7JG, - 04.10.2024

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD

Application: 73/0174

Date: 02/05/1973

Erection of garage in rear garden to replace existing.

Development Management

Status: GTD

Application: 74/1210

Date: 20/01/1975

Erection of single storey rear extension.

Development Management

Status: GTD

Application: 17/3782/PS192

Date: 24/11/2017

Hip to gable and rear dormer roof extension, new window on second floor side elevation, alterations to the existing vent pipe and insertion of 2 no. front rooflights.

Development Management

Status: PCO

Application: 24/2429/HOT

Date:

Single Storey Rear Extension with rooflight.

Building Control

Deposit Date: 11.08.2006

Installed a Gas Boiler

Reference: 06/94650/CORGI

Building Control

Deposit Date: 09.12.2006

1 Door

Reference: 06/07596/FENSA

Building Control

Deposit Date: 16.11.2012 One or more new circuits Detached ShedGarage or Greenhouse
Reference: 12/NAP00400/NAPIT

Building Control

Deposit Date: 15.05.2014 7 Windows
Reference: 14/FEN01646/FENSA

Building Control

Deposit Date: 14.01.2015 Install replacement windows in a dwelling Install replacement door in a dwelling
Reference: 15/FEN01446/FENSA

Building Control

Deposit Date: 01.12.2017 Hip to gable loft conversion with rear dormer and associated works
Reference: 17/2355/IN

Building Control

Deposit Date: 18.06.2018 Install one or more new circuits
Reference: 18/NAP00180/NAPIT

Application Number	24/2429/HOT
Address	23 Mayfair Avenue, Twickenham TW2 7JG
Proposal	Single Storey Rear Extension with rooflight.
Contact Officer	TWL
Target Determination Date	28/11/2024

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site is 23 Mayfair Avenue, Twickenham. The site contains a semi-detached two storey dwelling. The site benefits from an existing rear extension.

The application site is situated within Whitton and Heathfield Village and is designated as:

- Area Poorly Provided With Public Open Space (Area poorly provided with Public Open Space)
- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 75% - SSA Pool ID: 214)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Low)
- Main Centre Buffer Zone (Whitton Town Centre Boundary Buffer Zone)
- Take Away Management Zone (Take Away Management Zone)
- Village Character Area (Constance Road and surrounds - Area 7 Whitton & Heathfield Village Planning Guidance Page 35 CHARAREA01/07/01)
- Ward (Whitton Ward)

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a single storey rear extension with rooflight.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

- 73/0174 – Granted 1973. Erection of garage in rear garden to replace existing.

- 74/1210 – Granted 1975. Erection of single storey rear extension.
- 17/3782/PS192 – Granted 2017. Hip to gable and rear dormer roof extension, new window on second floor side elevation, alterations to the existing vent pipe and insertion of 2 no. front rooflights.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

No letters of representation were received.

No letters of objection or support have been received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D6 Housing quality and standards
- D11 Safety, security and resilience to emergency
- D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1,	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Parking Standards and Servicing	LP45	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in

more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

Design Quality
House Extension and External Alterations
Transport
Village Plan - Whitton & Heathfield Village Planning Guidance

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Fire Safety
- iv Flood Risk
- v Transport

i Design

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

The Council's SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The rear extension would extend into the site's driveway by 1m, and not extend beyond the side elevation. It is considered to be compatible with the existing house and others in the surrounds in terms of materiality and appearance. The height is limited to a single storey and would have a similar massing to the side extension at the adjoining No.25 Mayfair Avenue. The extension would appear as an obvious addition whilst not dominating the original building. In terms of the treatment, materials are proposed to match the existing which is considered acceptable.

Changes to the rear elevation to include a new window and bifold doors are considered acceptable and in keeping with the character of the area.

Overall, the rear extension is considered to meet policy LP1, Publication Local Plan Policy 28; and adhered to the SPD relating to House Extensions and External Alterations.

ii Impact on neighbour amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise
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disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

Given the nature of the proposal to extend the rear of the site by 1m into the site's driveway that adjoins No.25 Mayfair Avenue, the setback of the extension is such that it would not create any residential amenity impacts. Therefore, the proposal is considered consistent with Local Plan Policy LP8 and Publication plan Policy 46.

iii Fire Safety

A Fire Safety Strategy was submitted with the application. A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. A separate application should be made for Building Regulation requirements. Overall, taking into account the scale of the works, the proposal is consistent with Policy D12 of the London Plan.

iv Flood Risk

Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

The subject site is located within an area susceptible to groundwater flooding, as designated by the Environment Agency. The risk of groundwater flooding is low, and in light of the scale and nature of the development, the proposal is considered to have a minimal impact on flood sources and therefore would be consistent with policy LP21. Submitted drawings/ information indicate finished floor levels will be relative to the known flood level and as such no increase in flood risk as a result of the development is anticipated.

v Transport

Policy LP44 of the Local Plan states that the Council will work in partnership to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment.

Policy LP45 of the Local Plan outlines that development must demonstrate an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. It is further stated that in areas with a low Public Transport Accessibility Level (PTAL) rating (1-4), it is particularly important that parking standards are met. Appendix 3 'Parking Standards' of the Local Plan. The Council's Transport SPD is also relevant.

The site has a PTAL of 2 and is in a Controlled Parking Zone (CPZ) 'WC - Whitton Central' Times: Monday to Friday 10:00 to 2:00pm; Event days 11:00am to 11:00pm (Bank and Public holidays free) and 'R - Twickenham Events' Times: Variable - refer to zone entry signs or the Twickenham Event day timetable page (restrictions include Bank Holidays when signed). Residents of 23 Mayfair Avenue are eligible for Parking permits.

The project is not changing the number of bedrooms. Therefore, the applicant would need to provide two off-street parking bays to meet the maximum off-street vehicular parking standards set out in Appendix 3 of the Local Plan and one space to meet the maximum off-street vehicular parking standards set out in chapter 10 of the London Plan (2021). The parking and transport of refuse and recycling requirements won't change.

The extension will reduce the access width to the garage to 1.5m, meaning access to the garage will be removed. The existing layout will retain up to two off-street parking spaces.

On the basis of the above, the proposals are considered to comply with the SPDs on Transport and on Refuse and Recycling Storage Requirements as well as policies LP44 and LP45 of the Local Plan.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Grant planning permission

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- | | | |
|----|----------------------|-------------------------------------|
| 1. | REFUSAL | <input type="checkbox"/> |
| 2. | PERMISSION | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/> |

This application is CIL liable	<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
	(*If yes, complete CIL tab in Uniform)	

This application requires a Legal Agreement	<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
	(*If yes, complete Development Condition Monitoring in Uniform)	

This application has representations online (which are not on the file)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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This application has representations on file	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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Case Officer (Initials): TWL

Dated: 20 November 2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: ...27/11/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated: